

**MINUTES**  
**REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC**  
**REGULAR MEETING**  
**THURSDAY, NOVEMBER 17, 2016**

**City/County Government Center, Meeting Room D**  
**5:30 p.m.**

1. Teletzke called the meeting to order at 5:30 p.m. The meeting was held in Room D of the City/County Government Center, 160 South Macy Street, Fond du Lac Wisconsin.
2. Arndt called the Roll

Present

Richard Ewald  
Danyel Moyle  
Karyn Merkel  
Doug Teletzke

Absent

Anne Pierce (excused)

Arndt declared a quorum present

Staff in attendance:

Dyann Benson, Director of Community Development  
Merry Arndt, Community Development Specialist

Others in attendance:

Dan Hebel, Boys & Girls Club of Fond du Lac

3. Approval of Minutes
  - A. Open and Closed Minutes from the Regular Meeting of October 19, 2016

Ewald made a motion to approve the minutes of the Regular meeting of October 19, 2016; seconded by Merkel. Motion Carried.

4. New Business
  - A. Approval of Financial Statements

(1) Redevelopment Authority Monthly Financial Statement

Benson reviewed the monthly financial statement.

Merkel made a motion to approve the Redevelopment Authority's monthly financial statement as presented; seconded by Moyle. Motion Carried.

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**B. Public Hearing Related to the 2017-2021 Consolidated Plan and 2017 Annual Action Plan**

Teletzke opened the Public Hearing at 5:40 p.m.

(1) Review of progress on past projects

Benson provided a verbal update on past projects.

(2) Identification of total potential funds

Benson reviewed the potential PY2017 funding and projects. The projected allocation is \$460,000 in Entitlement funds and will be budgeted with program income of approximately \$130,000 for a total estimated budget of \$590,000.

(3) Eligible CDBG activities

- a. Economic Development
- b. Public Facilities
- c. Housing
- d. Public Services
- e. Projects having a particular urgency

(4) Presentation of housing and community development needs identified by staff

Benson reviewed the eligible activities and needs identified by community partners. She indicated that City staff will continue to collect information on community needs for the next 30 days. She stated that to meet US Department of Housing & Urban Development (HUD) submittal guidelines the second Public Hearing will be held in December for the review and approval of the 2017-2021 Consolidated Plan and PY2017 Annual Action Plan. She also reviewed that Public Service projects are limited by program guidelines to 15% of grant funding.

(5) Identification of housing and community development needs by the public

Dan Hebel, Boys & Girls Club of Fond du Lac, indicated that there is a need to expand their Summer Program. Hebel stated that the Boys & Girls Club provides affordable summer child care to low to moderate income families, which serves 400-450 children. He further explained that leaves approximately 100 children on the waiting list. He indicated that they are looking to expand these services into an additional location which would allow them to accommodate 150-200 children. Hebel stated that the Fond du Lac School District has offered the use of Theisen Middle School to facilitate this program. Hebel also thanked the Redevelopment Authority for the funding that they have provided to the Boys & Girls Club.

Teletzke closed the Public Hearing at 6:15 p.m.

**C. The Redevelopment Authority will Adjourn to Closed Session for the Following Purposes:**

Moyle made a motion to adjourn to closed session. Merkel seconded the motion and the roll call vote was as follows: Ewald, aye; Merkel, aye; Moyle, aye; Teletzke, aye. Motion Carried.

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D. Reconvene into Open Session Immediately Upon Conclusion of the Closed Session

Ewald made a motion to reconvene into open session. Moyle seconded the motion and the roll call vote was as follows: Ewald, aye; Merkel, aye; Moyle, aye; Teletzke, aye. Motion Carried.

E. Action on Review of Loan Application Which Does Not Meet Housing Rehabilitation Loan Program Guidelines

Merkel made a motion to approve the continued processing of this loan application and to accommodate all work items; seconded by Moyle. Motion Carried.

5. Next Redevelopment Authority Meeting Schedule – December and January

Benson reviewed that the December Redevelopment Authority (RDA) meeting will be held on Tuesday, December 20, 2016 at 5:30 p.m. It will be a Public Hearing for the review and approval of the 2017-2021 Consolidated Plan and the PY2017 Annual Action Plan and list of allocations to the proposed projects. The January RDA meeting will be held at its regularly scheduled date and time.

6. Correspondence – None

7. Motion to Adjourn

The Authority adjourned by unanimous consent at 6:25 p.m.

Respectfully submitted,

Merry Arndt  
Community Development Specialist

**MINUTES  
REDEVELOPMENT AUTHORITY OF THE  
CITY OF FOND DU LAC**

**THURSDAY, NOVEMBER 17, 2016  
CLOSED SESSION**

Present

Richard Ewald  
Danyel Moyle  
Karyn Merkel  
Doug Teletzke

Absent

Anne Pierce (excused)

Arndt declared a quorum present

Staff in attendance:

Dyann Benson, Director of Community Development  
Merry Arndt, Community Development Specialist

Others in attendance:

None

Discussed was a loan application which does not meet Housing Rehabilitation Loan Program Guidelines.

Respectfully submitted,

Merry Arndt  
Community Development Specialist